

Sprinkler System HOC High-rise Apartments -- No. 077602

Category
Agency
Planning Area
Relocation Impact

Housing Opportunities Commission
Housing Opportunities Commission
Countywide
None.

Date Last Modified
Previous PDF Page Number
Required Adequate Public Facility

September 16, 2005
NONE
YES

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY05	Est. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design and Supervision	200	0	0	200	200	0	0	0	0	0	0
Land											
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	7,402	0	0	7,402	7,402	0	0	0	0	0	0
Other											
Total	7,602	0	0	7,602	7,602	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	7,602	0	0	7,602	7,602	0	0	0	0	0	0
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ANNUAL OPERATING BUDGET IMPACT (\$000)

DESCRIPTION

Preliminary estimates of the total cost to install new systems are approximately \$7.4 million. However, HOC staff believes it is prudent to procure an engineering feasibility study. The study will evaluate the scope of the work necessary to upgrade the fire and safety systems as well as design a plan to accomplish the necessary upgrades. The projected cost of the study and design is approximately \$200,000.

Service Area

Countywide

Capacity

720 units

JUSTIFICATION

The Housing Opportunities Commission owns and manages five buildings for low income independent seniors. The buildings range in age from 29 years to 45 years old and contain a total of 720 apartments. The existing fire protection and detection systems on these properties are original to each property. These systems are prone to failure and must be periodically tested and serviced to ensure proper operation.

Technological advances in fire detection and protection systems have rendered these systems obsolete. Individual replacement parts are becoming increasingly difficult, if not impossible, to obtain. Finding qualified technicians to work on these older systems is also very difficult. While these systems do provide a very basic level of protection, the new, modern systems are more reliable and easier to operate and maintain. Most buildings do not have any sprinkler protection at all. Other buildings have only very limited areas (parking garages, foyers, etc.) protected by old out-of-date sprinkler systems. None have sprinkler protection in the individual apartments.

The installation of sprinklers in each apartment, along with state of the art detection and notification equipment such as flame, heat, smoke, carbon monoxide detectors, and specialized detection equipment for the handicapped, while inter-locking these devices with each entire building system, would afford residents the maximum degree of protection currently available.

County law currently mandates that all new buildings include sprinkler systems. The County code "grandfathers" old buildings with regard to sprinkler systems. A recent fire in an old building in Silver Spring has brought public attention to this issue. As a responsible owner, HOC feels that it should install new sprinkler and fire alarm systems in the elderly buildings.

STATUS

Planning Stage

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY07	(\$000)
Initial Cost Estimate		0
First Cost Estimate		
Current Scope	FY07	0
Last FY's Cost Estimate		0
Present Cost Estimate		7,602
Appropriation Request	FY07	7,602
Appropriation Req. Est.	FY08	0
Supplemental Appropriation Request	FY06	0
Transfer		0
Cumulative Appropriation		0
Expenditures/		
Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0
Total Partial Closeout		0

COORDINATION

Housing Opportunities Commission

MAP

